



July 23, 2024



Stanley Martin Companies, LLC
6404 Ivy Lane, Suite 600
Greenbelt, MD 20770

Re: Notification of Planning Board Action on
Specific Design Plan SDP-1901-02
Preserve at Westphalia

Dear Applicant:

This is to advise you that the above-referenced Specific Design Plan was acted upon by the Prince George's County Planning Board on **July 18, 2024**, pursuant to the Transitional Provisions of Section 27-1700 of the Prince George's County Zoning Ordinance and in accordance with the attached Resolution.

Pursuant to Section 27-528.01 of the prior Zoning Ordinance, the Planning Board's decision will become final 30 calendar days after the date of the final notice (**July 23, 2024**) of the Planning Board's decision, unless:

1. Within the 30 days, a written appeal has been filed with the District Council by the applicant or by an aggrieved person that appeared at the hearing before the Planning Board in person, by an attorney, or in writing and the review is expressly authorized in accordance with Section 25-212 of the Land Use Article of the Annotated Code of Maryland; or
2. Within the 30 days (or other period specified by Section 27-291 of the prior Zoning Ordinance), the District Council decides, on its own motion, to review the action of the Planning Board.

(You should be aware that you will have to reactivate any permits pending the outcome of this case. If the approved plans differ from the ones originally submitted with your permit, you are required to amend the permit by submitting copies of the approved plans. For information regarding reactivating permits, you should call the County's Permit Office at 301-636-2050.)

Please direct any future communication or inquiries regarding this matter to Ms. Donna J. Brown, Clerk of the County Council, at 301-952-3600.

Sincerely,
Sherri Conner, Acting Chief
Development Review Division

By: *Natalia Gomez Rojas*
Reviewer

Attachment: PGCPB Resolution No. **2024-075**

cc: Donna J. Brown, Clerk of the County Council
Persons of Record

PGCPB No. 2024-075

File No. SDP-1901-02

R E S O L U T I O N

WHEREAS, a new Zoning Ordinance, Subtitle 27, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, the subject property is within the Legacy Comprehensive Design Zone (LCD); and

WHEREAS, pursuant to Section 27-1704(h) of the Zoning Ordinance, development applications submitted and accepted as complete before April 1, 2022, but still pending final action as of that date, may be reviewed and decided in accordance with the Zoning Ordinance in existence at the time of submission and acceptance of the application; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed this application under the Zoning Ordinance in existence prior to April 1, 2022; and

WHEREAS, an application was submitted by Stanley Martin Companies, LLC for approval of a specific design plan; and

WHEREAS, in consideration of evidence presented at a public hearing on July 11, 2024, regarding Specific Design Plan SDP-1901-02 for Preserve at Westphalia, the Planning Board finds:

1. **Request:** This specific design plan (SDP) approves to amend previously approved SDP-1901, for the development of an approximately 5,888-square-foot community building (clubhouse), with an approximately 1,960-square-foot swimming pool, and a parking lot on a portion of Parcel R. This amendment also includes minor adjustments to previously approved landscaping, and revisions to recreational facilities on Parcel A and Parcel H, which is consistent with prior approvals.
2. **Development Data Summary:**

	EXISTING	EVALUATED
Entire Site		
Zone	LCD (Prior L-A-C/R-M)	LCD (Prior L-A-C/R-M)
Gross Tract (Acreage)	63.66	63.66
R-M Zone	44.21	44.21
L-A-C Zone	18.54	18.54
Parcel R*		
Use(s)	Vacant	Community swimming pool/ Community building
Gross Floor Area (square footage)	0	5,888 sq. ft.

Note: *Parcel R is within the Local Activity Center (L-A-C) zoned portion of the overall site.

Parking (Per Section 27-568(a) of the prior Zoning Ordinance)

Parking Requirements	REQUIRED*	EVALUATED
Community swimming pool: 1 space per 7 persons, based on a legal occupancy of 63 persons	10	28
Lifeguard office: 1 space per 500 sq. ft. of 123 sq. ft.	1	
Office/flex space: 1 space per 500 sq. ft. of 540 sq. ft	2	
Kitchen/community room: 1 space per 3 seats of 27 seats (Eating/Drinking Establishment)	9	
Theater area: 1 space per 4 seats of 30 seats	8	
Lounge area 1 space per 3 seats of 8 seats (eating/drinking establishment)	3	
Total (33 spaces x 80%)	27**	28
Handicap-accessible (included in above total) (8 feet x 19 feet with 8-foot access aisle)	2	2

Notes: *A condition has been added to request the applicant to add a parking schedule for the clubhouse to the coversheet of the plan, prior to certification.

**The requirement has been reduced by 20 percent, pursuant to Section 27-572, Joint use of parking lot.

Bicycle Spaces

This SDP includes four U-shaped bicycle racks, which are located at the building entrance, to support a multimodal system of service.

- Location:** The subject site is located in the northwest quadrant of the intersection of Westphalia Road and Ritchie Marlboro Road. The subject property is in Planning Area 78 and Council District 6. The area subject to this amendment is located on Parcel R, on the northeast corner of the intersection of Westphalia Road and proposed Early Harvest Avenue. Parcel R is entirely within the Local Activity Center (L-A-C) Zone.
- Surrounding Uses:** The subject site of SDP-1901 is bounded to the north by existing residential development in the Residential-Estate (R-E) and Residential Medium Development (R-M) Zones; to the west by largely undeveloped land in the R-M and L-A-C Zones; to the south by the right-of-way (ROW) of Westphalia Road, with agricultural and residential development in the R-E and R-M Zones beyond; and to the east by the ROW of Ritchie Marlboro Road, with residential development in the R-E Zone beyond.

The area subject to this amendment is located on Parcel R on the northeast corner of the intersection of Westphalia Road and proposed Early Harvest Avenue. Parcel R is bound to the north by undeveloped land proposed for future townhome development, as part of the Preserve at

Westphalia; to the west by the ROW of Early Harvest Avenue, with undeveloped commercial land within the Preserve at Westphalia beyond; and to the south and east by the ROW of Westphalia Road, with agricultural and residential development in the R-E Zone beyond.

5. **Previous Approvals:** The 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* (Westphalia Sector Plan and SMA) rezoned the subject property from the Residential-Agricultural (R-A) Zone to the R-M and L-A-C Zones.

On July 26, 2018, the Prince George's County Planning Board approved Comprehensive Design Plan CDP-1701 (PGCPB Resolution No. 18-71) for development of the subject site, with a range of 235–330 residential dwelling units and 12,500 square feet of commercial development. The Planning Board's decision was appealed on September 4, 2018, and the Prince George's County District Council affirmed the Board's decision on October 23, 2018, subject to seven conditions not applicable to this amendment.

On June 18, 2020, the Planning Board approved Preliminary Plan of Subdivision PPS 4-17034 (PGCPB Resolution No. 2020-94), subject to 30 conditions. This approval provided for 292 lots and 25 parcels, for 184 single-family attached units (36 units in the R-M Zone and 148 units in the L-A-C Zone) and 108 single-family detached units (96 units in the R-M Zone and 12 units in the L-A-C Zone).

On September 30, 2021, the Prince George's County Planning Board approved SDP-1901 subject to three conditions. The SDP approved 189 single-family attached and 103 single-family detached dwelling units; five recreational facilities that included a clubhouse area with a playground; outdoor dining and gathering spaces; a green gathering space and orchard; a stormwater park; a gazebo overlook park; and a lookout area. Amenities included, but were not limited to, seating areas, picnic tables, decks, doggie clean-up stations, and open spaces. The gazebo and stormwater management (SWM) facility were located in Parcel R and a clubhouse was located on Parcel A. The SDP also included monument signs at the three entrances to the site, with smaller tertiary entrance monuments in limited locations within the development.

Later, on August 15, 2022, the Prince George's County Planning Director approved the first amendment, SDP-1901-01, which removed the gazebo from Parcel R and included revisions to Parcel R, due to a change in the ROW geometry for Early Harvest Avenue. It also replaced the clubhouse on Parcel A with an 880-square-foot pavilion.

6. **Design Features:** The subject revision to the SDP proposes to develop an approximately 5,888-square-foot, two-story clubhouse; an approximately 3,500-square-foot pool deck; an approximately 1,960-square-foot pool; and 28 parking spaces. The access to the clubhouse will be from the parking lot that connects to Early Harvest Avenue.

The clubhouse will be a two-story configuration, emphasizing both horizontal and vertical elements. The lower level will house pool related amenities including pool deck storage, a mechanical room, showers, and changing rooms. The upper-level will accommodate additional amenities including a lounge area, game and movie area, offices, kitchens, community room, and a covered open porch. The massing will feature rectangular-shaped glazed openings, to connect

the interior with the outdoor spaces. The covered porch will break up the massing, adding visual interest; and the approximately 3,500-square-foot pool deck will extend from the ground floor, creating a seamless transition between indoor and outdoor areas. The deck's massing will be a continuation of the ground floor, emphasizing openness and connectivity.

Additional features to the clubhouse include 830 square feet of stamped concrete, 30 pool lounge chairs, 9 umbrellas, 1 fire table, 1 grill station, 3 large round tables with 12 chairs, 3 small round tables with 6 chairs, 2 large rectangular tables with 2 benches and 6 chairs, 8 firepit area chairs, 12 small square tables, 8 planters, 6 sculpture seats, 3 trash cans, catenary lights, 380 linear feet of 6-foot-high fence, two 8-foot-high double gates, one 4-foot-high gate, and an 8-foot-high movie wall. These features are shown in the landscape plan included in the application package.

In addition, this revision to the SDP proposes updates to the signage plan approved in SDP-1901. These updates include changing the name and logo from The Preserve at Westphalia to Westmore and redesigning the sign structures of the primary entrance signs and tertiary entrance monument.

Finally, this amendment includes minor revisions to recreation facilities, as listed below. Detailed drawings are included in landscape plans included in the application package.

- Recreation Facility 1, Tree Top Park – add bench locations, boulders, tables, and benches to the pavilion.
- Recreation Facility 2, Overlook Park – remove 4-foot-tall fence, add lights and lounges.
- Recreation Facility 3, Pinnacle Green – convert wood deck to concrete, add benches and lighting.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Approved Zoning Change 9 of the Sectional Map Amendment/Sector Plan Development Concept 4: The Villages at Westphalia in the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment*:** The larger basic plan property of approximately 223.5 acres, which consists of 183.5 acres in the R-M Zone and 40 acres in the L-A-C Zone (including the subject site), was rezoned to the L-A-C and R-M Zones from the R-A Zone by the Westphalia Sector Plan and SMA. Sector Plan Development Concept 4 (page 106) serves as the basic plan for the property.

The subject amendment conforms to the relevant goals, policies, and strategies of the Westphalia Sector Plan and SMA, as described below:

Environmental infrastructure

Policy 4 – Noise

Strategies:

Provide for the use of appropriate attenuation measures when noise issues are identified (pages 39–40).

The approved noise wall on the southern end of the pool area conforms with appropriate noise attenuation measures adjacent to Westphalia Road, a master-planned collector roadway. In addition, building upgrades to the clubhouse will control the interior noise levels to 45 dBA or less.

8. **Prince George’s County Zoning Ordinance:** The subject amendment has been reviewed and found to be in compliance with the requirements in the R-M and L-A-C Zones of the Zoning Ordinance, regarding permitted use and other regulations such as general standards.

Section 27-528 of the prior Zoning Ordinance sets forth the following criteria for approval of an SDP:

a. Prior to approving a Specific Design Plan, the Planning Board shall find that:

- (1) The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);**

The subject amendment conforms to the requirements of CDP-1701 and the 2010 *Prince George's County Landscape Manual* (Landscape Manual), as discussed in Findings 9 and 12 below. The subject revision to the SDP approves the addition of a clubhouse and pool on Parcel R, which was previously approved for clearing and grading. No townhouses are included with this amendment.

- (1.1) For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;**

As the subject amendment is not a regional urban community, this required finding does not apply.

- (2) **The development will be adequately served within a reasonable period of time with existing or programmed facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development.**

Findings for adequate public facilities including fire, rescue, police, and transportation were made in conjunction with the preliminary plan and prior SDP approvals. The subject revision application will have no effect on the previous findings of adequacy made in conjunction with those plans.

- (3) **Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties.**

The technical SWM design is subject to approval by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). A SWM Concept Approval Letter and Plan, 43456-2017-03, was approved on June 6, 2024, and is valid through August 10, 2024. Therefore, adequate provision has been made for draining surface water and ensuring that there are no adverse effects on the subject property or adjacent properties.

- (4) **The Plan is in conformance with an approved Type 2 Tree Conservation Plan.**

As indicated in Finding 13 below, TCP2-019-2021-02, has been submitted with this SDP revision. TCP2-019-2021-02 has been found to meet the requirements of the Woodland Conservation Ordinance according to the review by the Environmental Planning Section.

- (5) **The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

Specific design plans for grading, development, and tree conservation have been approved separately, and contain findings regarding regulated environmental features (REF). The subject amendment will have no additional impact on REFs or on the preservation of those features.

9. **Comprehensive Design Plan CDP-1701:** On July 26, 2018, the Planning Board approved CDP-1701 (PGCPB Resolution No. 18-71) for development of the subject site, with a range of 235–330 residential dwelling units and 12,500 square feet of commercial development. The Planning Board's decision was appealed on September 4, 2018, and the District Council affirmed the Planning Board's decision on October 23, 2018, subject to seven conditions. None of the amendments approved with SDP-1901-02 affect any prior condition of approval of CDP-1701.

10. **Preliminary Plan of Subdivision 4-17034:** On June 18, 2020, the Planning Board approved PPS 4-17034 (PGCPB Resolution No. 2020-94), which provided for 292 lots and 25 parcels, for development of 184 single-family attached units and 108 single-family detached units, subject to 30 conditions. Applicable conditions are listed in **bold** text below, followed by the Planning Board's comments, in plain text.

11. **The applicant and the applicant's heirs, successors, and/or assignees shall provide adequate and developable areas for private on-site recreational facilities, in accordance with the standards outlined in the Prince George's County Parks and Recreation Facilities Guidelines. The private recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division of the Prince George's County Planning Department for adequacy, proper siting, and establishment of triggers for construction with the submittal of the specific design plan.**

At the time of approval of SDP-1901, the Urban Design Section reviewed the proposed recreational facilities and found them to be properly sited and adequate to serve the proposed development. This application involves some minor adjustments to the previous landscaping plan, as well as some revisions to the recreational facilities. The revised facilities will include a playground, green spaces with lawn areas, benches, picnic tables, a gazebo, an overlook, and walkways. In addition, the clubhouse, which was originally approved with SDP-1901 in Parcel A, will be moved to Parcel R. The pool will be an addition to the facilities approved with SDP-1901.

The Planning Board found that the proposed on-site recreational facilities and minor amendments included in SDP-1901-02 are appropriate and adequately positioned throughout the development. Accordingly, triggers for each recreational facility's construction are provided and appropriate, with the clubhouse and pool being completed before the 291st building permit.

12. **The applicant and the applicant's heirs, successors, and/or assignees shall submit three original recreational facilities agreements (RFA) to the Development Review Division (DRD) of the Prince George's County Planning Department, for construction of recreational facilities on-site for approval, prior to submission of final plats. Upon approval by DRD, the RFA shall be recorded among the Prince George's County Land Records and the Liber/folio indicated on the final plat, prior to recordation.**

This property is subject to a private recreational facilities agreement (RFA) recorded among the Prince George's County Land Records in Book 47855 page 190. The recreational facilities provided under this development are proposed to be shared by two other developments (Parkland and Rock Creek, which is subject to PPS 4-22044, and Woodside Village – Meadows at Westmore, which is subject to PPS 4-22064). An amended RFA will not be required since the current RFA document identifies the required recreational facilities, as shown on the approved SDP-1901 or as revised by any amendments.

The applicant has stated that the three developments will be part of the same homeowners association (HOA) and will share the access and maintenance responsibilities of all on-site private recreational facilities approved in this SDP. The Preserve at Westphalia subdivision is subject to a declaration of covenants recorded in Book 47732 page 154. An umbrella declaration of covenants for the three developments (Preserve at Westphalia, Parkland and Rock Creek, and Woodside Village – Meadows at Westmore) will be required to include provisions for accessibility and use of the shared facilities and joint maintenance responsibilities. At this time, SDPs for development of the other two subdivisions (Parkland and Rock Creek, and Woodside Village – Meadows at Westmore) have not been approved or proceeded to final plat. Draft covenants for PPS 4-22044 and PPS 4-22064 subdivisions will be reviewed at the time of final plat, to ensure inclusion of the requirements.

- 29. Prior to acceptance of a specific design plan, a Phase II noise analysis that demonstrates that any outdoor activity areas are located outside of the mitigated 65 dBA Ldn and that the building structures proposed mitigate interior noise levels to 45 dBA Ldn or less shall be provided.**

The subject amendment includes a Phase 2 noise study, which indicates that the clubhouse is located outside of the mitigated 65 dBA Ldn. However, the same study determined that part of the pool deck will be exposed to a noise level greater than the 65 dBA Ldn, as conditioned. To address this issue, the applicant proposes building a 6-foot-tall noise fence, which will reduce the noise level below the limit at the pool deck, when evaluating both the existing and future Westphalia Road locations. However, the mitigated 65 dBA Ldn noise line shall also be shown and labeled on the site plan, to demonstrate that outdoor noise levels for this recreational area are mitigated with the proposed noise fence. A condition has been included herein requesting the applicant to show the mitigated 65 dBA Ldn noise line on the plan.

11. **Specific Design Plan SDP-1901:** On October 21, 2021, the Planning Board approved SDP-1901 (PGCPB Resolution No. 2021-118), which provided for 291 lots (189 single-family attached and 102 single-family detached) and 23 associated parcels for single-family detached and attached dwelling units (with 160 units in the L-A-C Zone and 131 Units in the R-M Zone), subject to three conditions. None of the amendments approved with SDP-1901-02 affect any prior condition of approval.
12. **2010 Prince George’s County Landscape Manual: This SDP amendment is subject to Section 4.3, Parking Lot Requirements; Section 4.6, Buffering Development from Streets; and Section 4.9, Sustainable Landscaping of the Landscape Manual.**
- a. **Section 4.2, Requirements for Landscape Strips Along Streets**—Option 1 of Section 4.2 of the Landscape Manual requires a minimum 10-foot-wide landscape strip to be planted with a minimum of one shade tree and ten shrubs per 35 linear feet of frontage, excluding driveway opening. A condition has been added requesting the

applicant to comply with Section 4.2 and include a Section 4.2-1 schedule for the property area abutting Early Harvest Avenue.

- b. **Section 4.3, Parking Lot Requirements**—Interior parking lots of 7,000 square feet or larger are required to provide 8 percent of interior planting area, and at least one shade tree for each 300 square feet of interior landscape area. The minimum required number of shade trees are provided in this amendment.
 - c. **Section 4.6, Buffering Development from Streets**—Properties fronting historic roads in the Developing Tier are required to provide a minimum of 80 plant units per 100 linear feet of frontage. The subject amendment provides a 20-foot-wide buffer with 874 plants along the 1,092 linear feet street frontage to Westphalia Road, which is in conformance with the requirements of the Landscape Manual. The proposed plants include a mix of shade trees, evergreen trees, ornamental trees, and shrubs.
 - d. **Section 4.9, Sustainable Landscaping**—Section 4.9 of the Landscape Manual requires that 50 percent of all shade and ornamental and 30 percent of all evergreen trees and shrubs be of native species. The subject amendment meets this requirement and will not affect previous findings of conformance with Section 4.9 of the Landscape Manual for the rest of the site.
13. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and contains more than 10,000 square feet of existing woodland. A Type 1 Tree Conservation Plan (TCP1-002-2018-01) was approved with CDP-1701, and a Type 2 Tree Conservation Plan (TCP2-019-2021) was approved with SDP-1901 on February 25, 2022. The revised TCP2-019-2021-02 identifies a modification to one stormwater facility for the addition of a clubhouse, pool, and associated infrastructure. The latter was revised to include the proposed clubhouse area and will have no impact on the previous findings of compliance with the requirements of the WCO made in conjunction with the approval of the previous SDP for the subject property.
14. **Prince George’s County Tree Canopy Coverage Ordinance:** The subject amendment will have no impact on the previous findings of compliance with the requirements of Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance.
15. **Referral Comments:** This application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:
- a. **Historic Preservation and Archeological Review**—The Planning Board has reviewed and adopts the memorandum dated April 23, 2024, which recommended approval of the subject SDP.

- b. **Community Planning**—The Planning Board has reviewed and adopts the memorandum dated April 11, 2024, which provided an analysis of the subject SDP’s conformance with the recommendations of the Westphalia Sector Plan and SMA.
- c. **Transportation Planning**—The Planning Board has reviewed and adopts the memorandum dated April 16, 2024, which offered an analysis of the subject SDP. The Planning Board found the applicant’s submission to be suitable and meets the findings required for an SDP.
- d. **Subdivision Review**—The Planning Board has reviewed and adopts the memorandum dated April 15, 2024, which recommended approval of this revision to the approved SDP, subject to technical plan revisions. Further detailed analysis has been included in the associated referral from the Subdivision Section.
- e. **Environmental Planning**—The Planning Board has reviewed and adopts the memorandum dated June 5, 2024, which recommended approval of the subject application and associated TCP2 subject to the conditions added herein. In addition, the following analysis was offered.

Existing Conditions/Natural Resource Inventory

The site has an approved Natural Resources Inventory, NRI-152-2017, which shows the existing conditions of the property. The SDP and the TCP2 show all required information correctly, in conformance with the NRI. Currently the NRI has expired. However, the site can receive an NRI equivalency letter since there is no change in the limit of disturbance (LOD) or additional impacts to the REFs. A condition has been added to request the applicant to provide a NRI equivalency letter, prior to certification of the TCP2.

Woodland Conservation

This application is subject to the WCO and the Environmental Technical Manual because the site has a previously approved TCP1. TCP2-019-2021 was approved with SDP-1901. TCP2-019-2021-01 was submitted in conjunction with SDP-1901-01. This revised TCP2-019-2021-02 identifies a modification to one stormwater facility for the addition of a clubhouse, pool, and associated infrastructure. The site has a woodland conservation threshold of 11.31 acres, or 18.42 percent of the net tract. The plan shows 13.48 acres of woodland cleared, 0.10 acre of off-site clearing, and a total woodland conservation requirement of 18.39 acres based on the proposed clearing. The TCP2 shows this requirement will be met by providing 6.46 acres of on-site woodland preservation, 3.05 acres of on-site afforestation/reforestation, 0.06 acre of landscape credits, and 8.82 acres of off-site woodland conservation credits. A woodland and wildlife habitat conservation easement was recorded with SDP-1901-01 in Liber 48658 at folio 469 with the approval of TCP2-019-2021. Any modifications to the woodland conservation areas shown on the TCP2 will require a revision to the recorded easement, prior to certification of this SDP.

Specimen Trees

No specimen trees are proposed for removal for the development of this site with SDP-1901-02.

Preservation of Regulated Environmental Features (REF)/Primary Management Area (PMA)

No PMA impacts or modifications to previously approved impacts are proposed with SDP-1901-02.

Stormwater Management

On June 6, 2024, DPIE approved SWM Concept Plan 43456-2017-03, which shows modifications to the stormwater facilities to the south of the site, located near the clubhouse and pool.

Erosion and Sediment Control

The Prince George's County Soil Conservation District may require redundant erosion and sediment control measures for this site, as part of their review and approval process. However, no further information is currently required regarding erosion and sediment control.

Soils

Although Marlboro clay is found on-site, it is not present in the area of the revisions proposed by this SDP.

- f. **Permit Review Section**—The Planning Board has reviewed and adopts the memorandum dated March 18, 2024, which did not provide comments.
- g. **Prince George's County Department of Parks and Recreation (DPR)**—The Planning Board has reviewed and adopts the memorandum dated April 16, 2024, which recommended approval of the subject SDP.
- h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—The Planning Board has reviewed and adopts the memorandum dated April 15, 2024, which noted that roadway improvements and ROW dedication for Westphalia Road and Ritchie Marlboro Road are required. Several road and pedestrian improvement standards and requirements were noted. These requirements will have to be addressed through DPIE, at the time of permitting.
- i. **Prince George's County Fire/EMS Department**—The Planning Board has reviewed and adopts the email dated March 12, 2024, which offered no comments on this application.
- j. **Prince George's County Police Department**—The Prince George's County Planning Department has not received any written correspondence from the Police Department for this subject application.

- k. **Prince George’s County Health Department**—The Prince George’s County Planning Department has not received any written correspondence from the Health Department for this application.
 - l. **Maryland State Highway Administration (SHA)**— The Prince George’s County Planning Department has not received any written correspondence from SHA for the subject application.
 - m. **Washington Suburban Sanitary Commission (WSSC)**—The Prince George’s County Planning Department has not received any written correspondence from WSSC for this application.
16. **Community Feedback:** On March 21, 2024, staff received an inquiry from Delton Turman regarding SDP-1901. Mr. Turman expressed concerns about the potential impact of a proposed development on Ritchie Marlboro Road's traffic volume. He also requested additional details, including the number of units, the proposed use, and any road improvements. Staff provided the requested information and clarified that the subject amendment is for adding a clubhouse and pool to the development already approved in SDP-1901. Furthermore, staff from the Transportation Review Section addressed Mr. Turman's concerns via email. Staff shared with Mr. Turman the resolutions for each one of the approvals related to SDP-1901 and highlighted the transportation findings listed in those documents. As noted above, this proposed addition of a clubhouse will not cause the development to exceed the trip-cap conditioned with the approval of PPS 4-17034.
17. Based on the foregoing analysis, and as required by Section 27-527 of the prior Prince George’s County Zoning Ordinance, the subject SDP demonstrates adequate attention to building and landscape design and engineering factors.
18. Section 27-528(b) of the prior Zoning Ordinance does not apply to this SDP because the subject amendment is not an SDP for infrastructure.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George’s County Code, the Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Type 2 Tree Conservation Plan TCP2-019-2021, and further APPROVED Specific Design Plan SDP-1901-02 for the above-described land, subject to the following conditions:

- 1. Prior to certification of the Type 2 tree conservation plan (TCP2) the applicant shall:
 - a. Provide an approved natural resources inventory equivalency letter.
 - b. Revise TCP2 General Note 10 to state, “This plan is not grandfathered by CB-27-2010, Section 25-119(g)”.
 - c. Revise the forest conservation act reporting exhibit to utilize the standard color scheme for feature capture plans and ensure all areas of reforestation are clearly indicated.

2. Prior to certification of this specific design plan, the following revisions shall be made, or information shall be provided:
 - a. Add the required parking information for the community building and swimming pool to the parking tabulation on the cover sheet.
 - b. Show and label the mitigated 65 dBA Ldn noise line near the proposed clubhouse.
 - c. Revise the labels of Parcel T and Parcel U, to label them Parcel V and Parcel W, respectively, in accordance with the record plats.
 - d. Update the landscape plan and include a Section 4.2-1 schedule for the property area abutting Early Harvest Avenue.

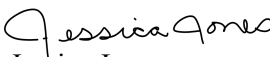
BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Bailey, with Commissioners Washington, Bailey, Doerner, Geraldo, and Shapiro voting in favor of the motion at its regular meeting held on Thursday, July 11, 2024, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 18th day of July 2024.

Peter A. Shapiro
Chairman

By 
Jessica Jones
Planning Board Administrator

PAS:JJ:NGR:tr

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner
M-NCPPC Legal Department
Date: July 17, 2024